

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 21-020

Introduced by Council Members Wagner and Giangiordano

Legislative Day No. 21-022 Date September 7, 2021

AN ACT to repeal and reenact, with amendments, Subsection B(3), Farm breweries, of Section 267-73, Agricultural/commercial, of Article VIII, Design Standards for Special Developments, of Part 1, Standards; of Chapter 267, Zoning, of the Harford County Code, as amended; to modify the parking requirements; to increase the minimum acreage requirement; to establish minimum acreage and usage requirements for the planting of crops to be utilized as an ingredient in the brewery production; to increase the minimum lot line setback; to require owner occupation; and generally relating to zoning.

By the Council: September 7, 2021

Introduced, read first time, ordered posted and public hearing scheduled:

on: October 5, 2021

at: 6:30 PM

By Order: *Mylia A. Dixon*, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on _____, and concluded on _____.

_____, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By the County Council of Harford County, Maryland that Subsection
2 B(3), Farm breweries, of Section 267-73, Agricultural/commercial, of Article VIII, Design Standards
3 for Special Developments, be, and it is hereby repealed and reenacted with amendments, all of Part 1,
4 Standards; of Chapter 267, Zoning, of the Harford County Code, as amended, and all to read as
5 follows:

6 **Chapter 267. Zoning**

7 **Part 1. Standards**

8 **Article VIII. Design Standards for Special Developments**

9 **§267-73. Agricultural/commercial**

10 B. Amusements.

11 (3) Farm breweries.

12 (a) Adequate parking shall be provided on site and screened from any off-site
13 residence. NO OFF-SITE PARKING SHALL BE PERMITTED.

14 (B) THE PARCEL SHALL BE AT LEAST 25 ACRES AND OCCUPIED BY
15 THE OWNER.

16 [(b)] (C) [Planting of the grain, produce or fruit, as applicable, used as the ingredient
17 in the brewing of the product is required to be initiated upon approval.]

18 THE PARCEL UPON WHICH THE FARM BREWERY IS
19 LOCATED SHALL PRODUCE A MINIMUM OF 2 ACRES OF
20 GRAIN, HOPS, FRUIT, OR OTHER INGREDIENT, EXCLUDING
21 WATER, THAT IS UTILIZED IN THE BREWERY PRODUCTION
22 OF THE ALCOHOLIC BEVERAGES. ALTERNATIVELY,
23 THE CROPS UTILIZED BY THE BREWERY MAY BE GROWN ON

1 AN OFF-SITE PARCEL PROVIDE IT IS OWNED AND OPERATED
2 BY THE OWNER OF THE FARM BREWERY.

3 [(c)] (D) Hours of operation are permitted between 10:00 a.m. and 10:00 p.m.

4 [(d)] (E) Any enclosed structure, or portion thereof, to be used for tastings, sales or
5 events shall not exceed 2,500 square feet. Calculation of the 2,500 square
6 feet devoted to tastings, sales and events will be based on the
7 floor area devoted to customer service, excluding rest rooms and storage.

8 [(e)] (F) Events designed to promote the farm brewery shall be permitted on the
9 property, subject to the applicable requirements and conditions set forth in the
10 Alcoholic Beverages Article of the Maryland Annotated Code, as amended.

11 [(f)] (G) The owner shall obtain all other necessary and required federal and state
12 licenses and approvals prior to operating.

13 (H) IN THE EVENT THE FARM BREWERY WILL BE ACCESSED BY A
14 PRIVATE ROAD UPON WHICH OTHER PROPERTY OWNERS HAVE
15 AN EASEMENT TO USE, THE OWNER OF THE FARM
16 BREWERY SHALL SUBMIT AFFIDAVITS OF SUPPORT FROM ALL
17 EASEMENT OWNERS. THE FORM OF THE AFFIDAVIT SHALL BE
18 APPROVED BY THE DEPARTMENT OF PLANNING
19 AND ZONING PRIOR TO SIGNATURE.

20 (I) ANY BUILDING USED IN CONNECTION WITH THE FARM BREWERY
21 SHALL BE LOCATED A MINIMUM OF 300 FEET FROM ANY LOT
22 LINE.

23 Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date
24 it becomes law.

EFFECTIVE:

The Council Administrator does hereby certify that seven (7) copies of this Bill are immediately available for distribution to the public and the press.



Mylia A. Dixon

Council Administrator

ES INTRODUCED